

Metro 31

City of El Paso — City Plan Commission — 4/4/2019

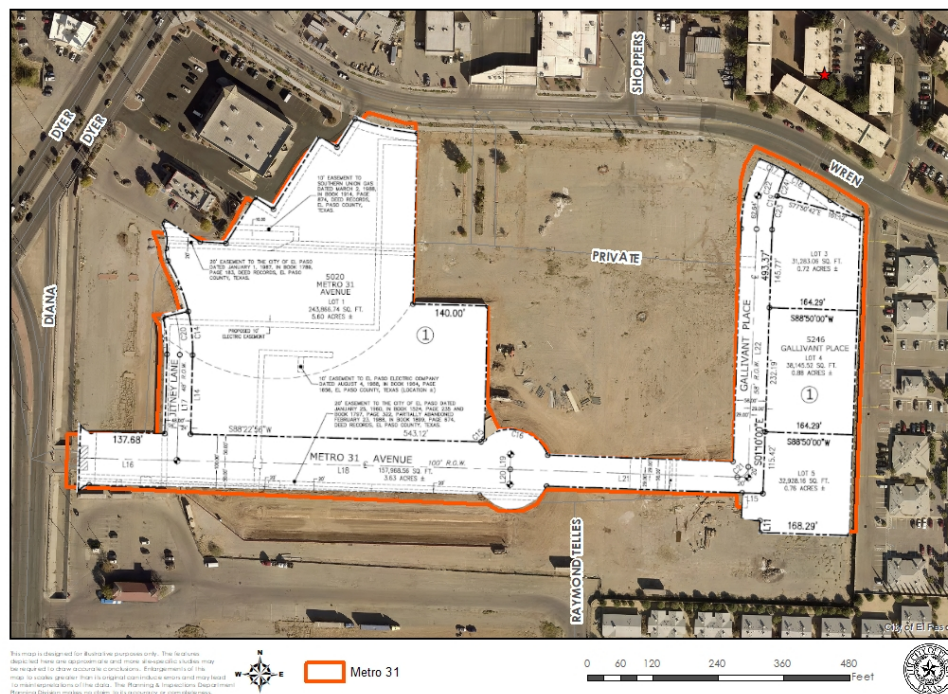
SUSC18-00012 — Resubdivision Combination



STAFF CONTACT:	Karina Brasgalla, (915) 212-1604, BrasgallaKX@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	North of Hondo Pass and East of Dyer; District 4
ACREAGE:	11.67
VESTED:	No
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	N/A
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
DCC RECOMMENDATION:	Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 11.67 acres of land into 5 mixed use lots as part of a SmartCode development. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Metro 31 Regulating Plan. The purpose of the replat is to divide lots to accommodate an apartment complex, SunMetro transfer center, and three streets (Jitney Lane, Metro 31 Avenue, and Gallivant Place). Access to the subdivision will be provided via Diana and Wren.

SUMMARY OF DCC RECOMMENDATION: Staff's recommendation is **APPROVAL** of Metro 31 on a resubdivision combination basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G2, Traditional Neighborhood (Walkable).

GOAL 2.2	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.2.6: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, this proposed development will contribute to a variety of SmartCode zoned uses.

NEIGHBORHOOD CHARACTER: Subject property is zoned SmartCode and is mostly vacant, however, the transfer center is existing. Properties adjacent to the subject property are zoned SmartCode and C-1 (Commercial). The nearest school is Crosby Elementary School (1,556 feet). The nearest civic space is a Plaza within the Metro 31 development. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

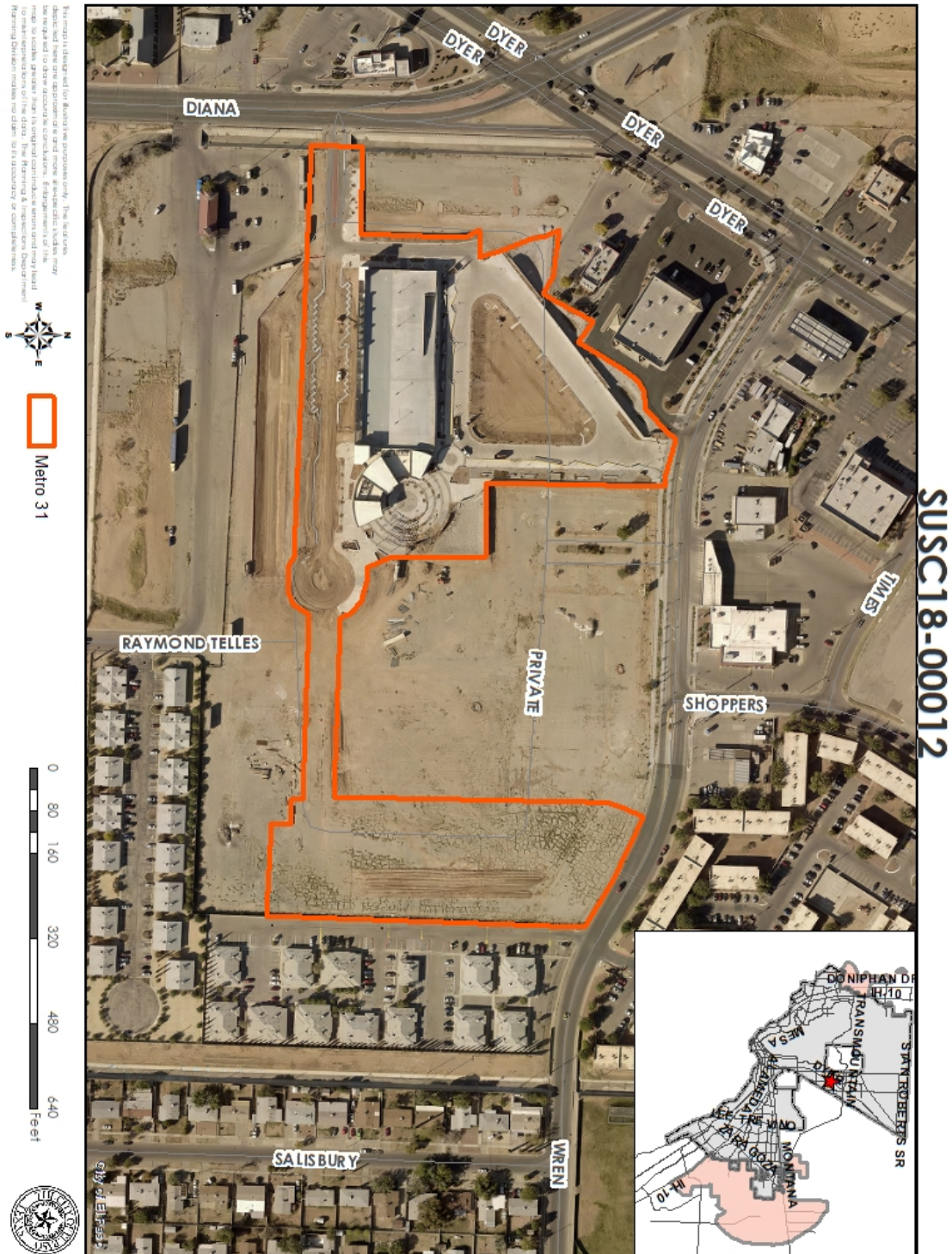
PLAT EXPIRATION:

This application will expire on **April 4, 2022**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

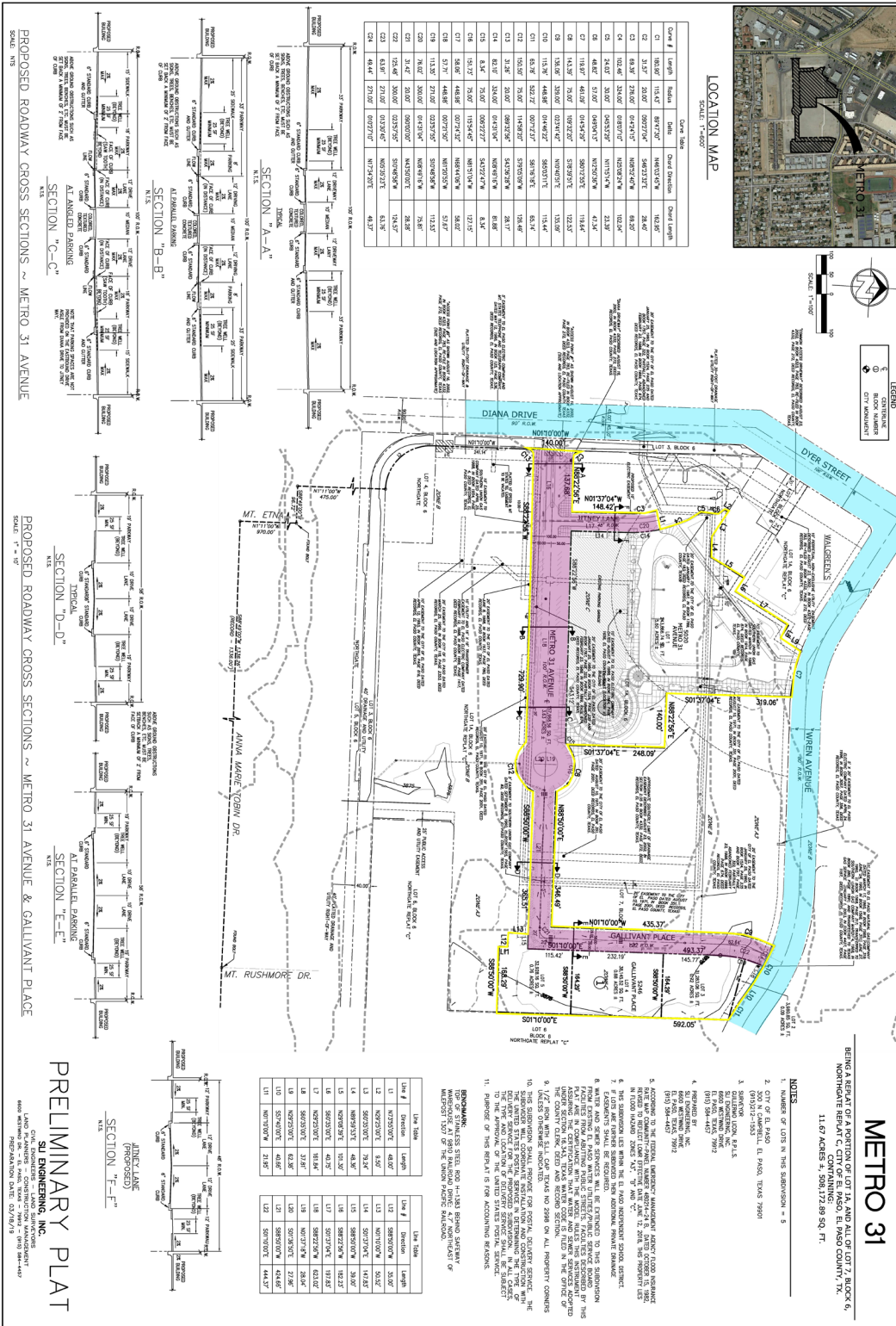
ATTACHMENTS:

1. Aerial Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

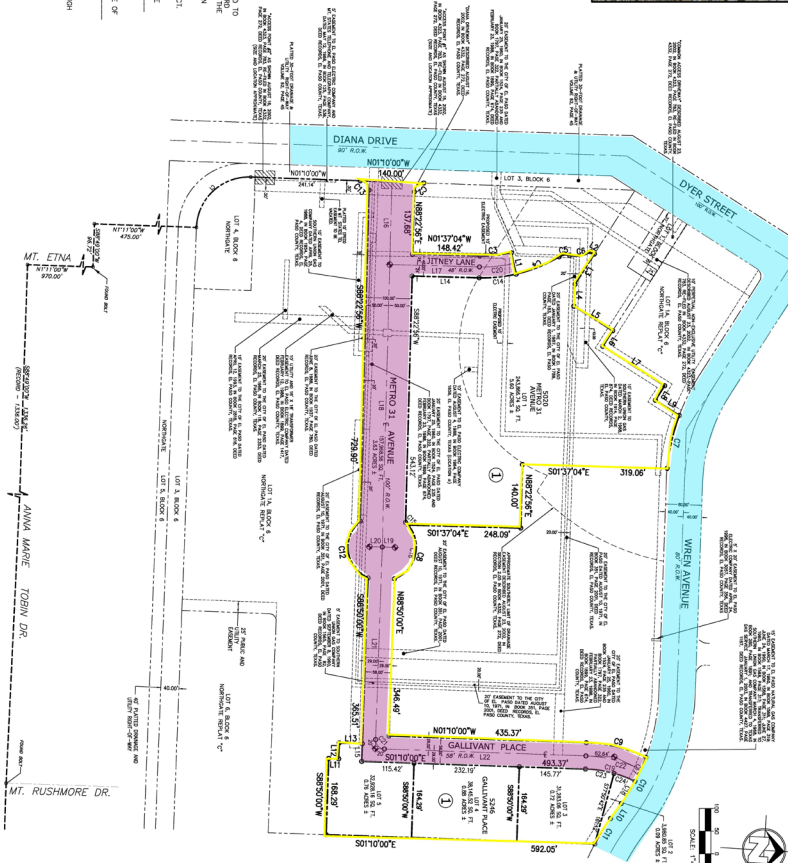
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

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Core #	Length	Radius	Delta	Core direction	Core length
C15	31.38	20.81	0.0431796	54.936,28°W	28.17
C14	30.07	33.04	0.0713961	54.936,28°W	31.86
C13	34.4	15.05	0.0052727	54.922,47°W	8.34
C16	19.173	10.754	0.0151445	54.922,47°W	12.715
C17	36.06	44.88	0.0775432	56.051,56°W	36.02
C18	57.71	44.88	0.0775797	56.050,55°W	51.67
C19	11.33	37.07	0.0231597	55.935	11.53
C20	38.42	30.07	0.041304	55.935	75.81
C21	31.42	30.07	0.0013707	56.050,55°W	28.38
C22	156.46	30.07	0.0231597	55.935	124.67
C23	63.87	27.05	0.0153647	56.050,55°W	43.76
C24	64.44	27.05	0.0153707	56.050,55°W	44.37

Line #	Line Details			Unit #	Unit Details		
	Direction	Length			Direction	Length	
L1	N73°25'07"E	48.07'		L12	S08°50'30"E	33.50'	
L2	N73°25'07"E	9.50'		L13	S05°03'00"E	50.50'	
L3	S85°25'02"E	79.84'		L14	S97°12'45"E	174.42'	
L4	S89°19'37"E	40.30'		L15	S08°28'00"E	30.00'	
L5	S89°19'37"E	101.50'		L16	S08°28'00"E	162.33'	
L6	S90°53'01"E	61.94'		L17	S19°43'58"E	149.83'	
L7	S72°25'07"E	161.47'		L18	S08°25'22"E	623.62'	
L8	S69°33'01"E	73.81'		L19	S01°03'00"E	27.00'	
L9	S62°19'37"E	62.86'		L20	S01°39'37"E	21.66'	
L10	S71°40'07"E	40.46'		L21	S08°50'30"E	624.66'	
L11	S67°03'00"E	21.93'		L22	S97°10'07"E	444.73'	

ENGINEER'S DECLARATION

I, DAVID L. HANSEN, a duly Licensed Professional Engineer, State of California, hereby certify that the above is a true and correct copy of the original as submitted to me by the applicant, and that the same was prepared by and under the supervision of said design group, INC.

NANCY JAYNES, P.E. NO. 124219

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 BUILDING LOCAL 1743, 1906
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STATE OF TEXAS
COUNTY OF TARRANT
ATTEST: I, THE undersigned, being a Justice of the Peace in and for the County of Tarrant, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

JUDGE OF THE COURT

CLERK OF THE COURT

NOTARY PUBLIC, STATE OF TEXAS

BY COMMISSION EXPIRES _____

CITY PLANNING COMMISSION

THE CITY PLANNING COMMISSION, BEING A BOARD OF THE CITY AND AS SUCH THE COMMISSIONER OF THE CITY OF DALLAS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS ON FILE IN MY OFFICE.

DATE OF _____ 2019, A.D.

CLERK OF THE CITY

COMMISSIONER

APPROVED BY: JUDY WYB _____ DATE OF _____ 2019, A.D.

TARRANT HAS ADOPTED THE RESOLUTION

FILED

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, THIS _____ DAY OF _____ 2019, A.D. IN THE NO. _____

COUNTY CLERK

BY _____ CITY CLERK

THE CITY PLANNING COMMISSION, BEING A BOARD OF THE CITY AND AS SUCH THE COMMISSIONER OF THE CITY OF DALLAS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS ON FILE IN MY OFFICE.

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ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 12-12-2018

FILE NO. SUSC18-00012

SUBDIVISION NAME: Metro 31

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A replat of Lot 4, Block 6, Northgate and a portion of Lot 1A and all of Lot 7, Block 6
Northgate Mall Replat C, El Paso, El Paso County Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School	11.67		Total No. Sites		5
Commercial		5	Total (Gross) Acreage	11.67	
Industrial					

3. What is existing zoning of the above described property? SCZ Proposed zoning? Same

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No N/A

5. What type of utility easements are proposed: Underground Overhead Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
regional pond

7. Are special public improvements proposed in connection with development? Yes X No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

10. Improvement Plans submitted? Yes X No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record The City of El Paso 301 Campbell
(Name & Address) (Zip) (Phone)

13. Developer Same
(Name & Address) (Zip) (Phone)

14. Engineer SLI ENGINEERING, INC. 6600 Westwind 79912 9155844457
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE 

REPRESENTATIVE SIGNATURE 

REPRESENTATIVE CONTACT (PHONE) 203-7677

REPRESENTATIVE CONTACT (E-MAIL) ghalloul@sl-engineering.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING

Developer / Engineer shall address the following comments:

1. Please verify addresses. For lots on the north side of Metro 31 Avenue should be odd numbers.
2. Label the owner in note two on the preliminary plat.
3. Clarify the purpose of the replat.
4. Label cross-sections to match the Regulating Plan.
5. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
6. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LONG RANGE

The Long Range Planning section has reviewed the plat has no objection. The applicant should review the following informational comments:

1. On March 29, 2019, the Consolidated Review Committee approved a Preliminary Building Scale Plan (PLBS19-00002) and Regulating Plan Adjustment (PLRP19-00002) for the proposed development.
2. Please add the thoroughfare assembly nomenclature used in the Metro 31 SmartCode Regulating Plan (eg., "GALLIVANT PLACE (ST 58-38)") to the preliminary plat.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT

No objections to proposed plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS

We have reviewed **Metro 31** a resubdivision combination plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ) and is part of the **Metro 31 Development Regulating Plan** therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**, however, development needs to conform with the following Title 21 Smart Code Zoning requirements:

1. Development needs to comply with latest amended / approved Regulating Plan and approved Building Scale Plan.
2. Building Scale Plan needs to be reviewed & approved by the Consolidated Review Committee (CRC) prior to submittal of final plat for approval.
3. Building Scale Plan shall comply with required type of Civic Spaces if required per the Final Amended / Approved Regulating Plan.
4. Building Scale Plan shall include Landscape standards associated with applicable Special District.

This development is located with-in Park Zone: **NE-2**

Nearest Park: **Student Memorial Park**

If property zoning /use changes, then "Parkland / fees" requirements will be re-assessed based on applicable conditions.

EL PASO WATER- STORMWATER ENGINEERING

We have reviewed the subdivision described above and provide the following comments:

1. Show existing retention private pond on the Preliminary Plat and clarify if it is permanent or temporary.

EL PASO WATER - PSB

EPWater-PSB objects to this request.

A 20-foot PSB easement is required north of the proposed Jitney Lane, owner's engineer is to coordinate with EPWater for location.

Water and sewer mains can be relocated or extended by project as required. Additional easements required shall be secure on a later date either by separate instrument or plat, and PSB easement no longer required may be released.

Water:

There is an existing 8-inch diameter water main extending along the north side of Metro 31 Ave., approximately 10-feet north of and parallel to the center line of Metro 31 Ave. This water main extends north along a 20-foot PSB easement to Wren Ave.

There is an existing 8-inch diameter water main extending along the east side of Jitney Lane, approximately 16-feet west of and parallel to the eastern right-of-way line of Jitney Lane. This water main extends north and west along a 20-foot PSB easement to Diana Drive.

Approximately 350-feet east of Diana Dr. there is an existing 8-inch diameter water main that extends along a 20-foot PSB easement between Metro 31 Ave. and Wren Ave.

EPWater records indicate several meters.

Previous water pressure from fire hydrant #0745 located on Diana Drive and 465' south of Dyer Street, has yielded a static pressure of 132 psi, a residual pressure of 132 psi, and a discharge of 1,384 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main extending along Diana Drive. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along Wren Avenue then north on Shoppers Road. This main is available for service and main extension.

There is an existing 12-inch diameter sanitary sewer main extending along the south side of Metro 31 Ave., approximately 10-feet south of and parallel to the centerline of Metro 31 Ave. This sanitary sewer main is available for service and main extension.

There is an existing 12-inch diameter sanitary sewer main within the 20' easement, south of Metro 31 Ave. This sanitary sewer main is available for service and main extension.

General:

Engineer to coordinate with EPWater/City of El Paso to release existing easement of the mains are abandoned in place. The easement should be release by separate instrumentation.

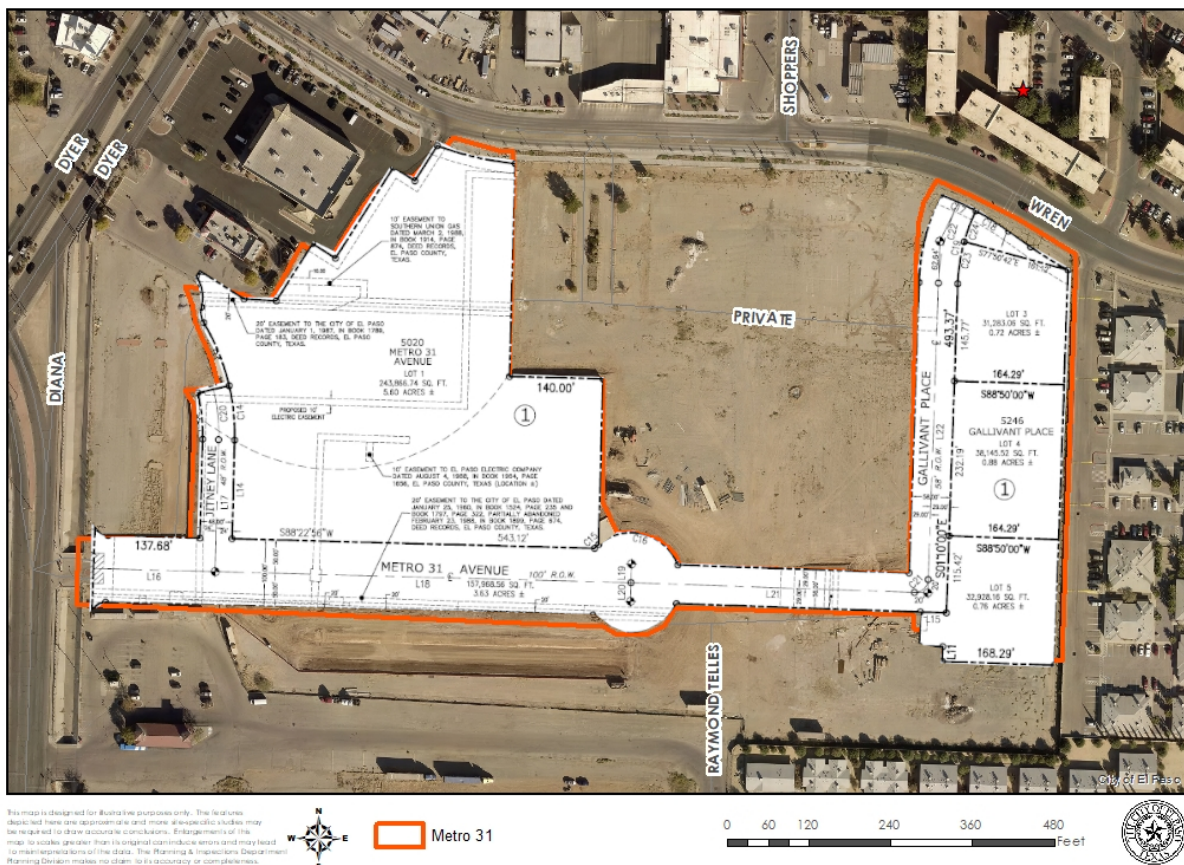
EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

FIRE

Recommend Approval.

911

The District recommends that all addresses on the north side of Metro 31 Avenue have odd numbered addresses



TXDOT

Development is abutting TXDOT Right of Way for 2.15 ft. The City of El Paso will review and approve the grading and drainage plan ensuring that no developed runoff discharges to Dyer Street.

Plat boundary amended. Subdivision no longer abuts TXDOT ROW.

EPCWID#1

No comments. The subdivision is not within our boundaries

SUN METRO

1. Please provide correct cross-sections for Metro 31 Avenue and Gallivant Place.
2. Please ensure that proposed cross-sections are labeled to match the approved Metro 31 Regulating Plan.

Comments have been addressed